

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Peri-Urban use zone to Manufacturing use zone in Sy. Nos.148(P) & 156(P) of Chinnaravulapally (V), Bibinagar (M), Nalgonda District to an extent of 13698.29 Sq. Mtrs – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 506

Dated:26.12. 2013.

Read the following:-

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.101498/MP1/Plg/ HMDA/2013, dated 27.05.2013.
2. From the Commissioner of Industries, Letter No.29/1/2013/12919, dated 26.07.2013.
3. Government Memo No.12650/11/2013-2, MA&UD Department, dated 23.10.2013.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No. 101498/MP1/Plg/ HMDA/2013, dated 25.11.2013 and 19.12.2013.

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ORDER:

The draft variation to the land use envisaged in the notified Metropolitan Development Plan – 2031 approved by Government, vide G.O.Ms.No.33 MA, dated 24.01.2013 issued in Government Memo 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 694, Part-I, dated 28.10.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.6,16,424/- (Rupees six lakhs sixteen thousand four hundred and twenty four only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated 31.12.2013.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Nalgonda District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan – 2031 approved by Government, vide G.O.Ms.No.33 MA, dated 24.01.2013 the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.694, Part-I, dated 28.10.2013 as required by sub-section (3) of the said section.

...2.

VARIATION

The site in Sy. Nos.148(P) & 156(P) of Chinnaravulapally (V), Bibinagar (M), Nalgonda District to an extent of 13698.29 Sq. Mtrs ., which is presently earmarked for Peri-Urban use zone in the notified Metropolitan Development Plan – 2031 approved by Government, vide G.O.Ms.No.33 MA, dated 24.01.2013, is now designated as Manufacturing use zone subject to the following conditions, that:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall handover the 132'-10" wide to 150'-0" wide strip for widening of existing road to 300' to the local bodies at free of cost.
13. that the Owner / applicant shall develop the road free of cost as may be required by the local authority (GHMC).
14. that the applicant shall provide 6 Mtrs green buffer towards designated peri-urban use zone in order to segregate Manufacturing activity from the Residential activity.
15. that the applicant shall maintain the front setback after road affected area and No relaxation in front setback in front of 300'-0" (90M) wide road (RRR).
16. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Open land in Sy.Nos.147 & 156(P)of Chinnaravulapally (V).
SOUTH	:	Open land in Sy.Nos.148(P) & 156(P) of Chinnaravulapally (V).
EAST	:	Existing 33'-0" to 38'-0" wide Gravel road (As per MDP – 2031, proposed 300'-0" (90M) wide road i.e, (RRR).
WEST	:	Open land in Sy.No.148(P) of Chinnaravulapally (V)..

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER